



Westfield City Council Report

Ordinance Number: 13-06
APC Petition Number: 1302-PUD-02
Petitioner: Throgmartin-Henke Development, LLP
Requested Action: An amendment to the Bridgewater PUD to replace the landscape buffer provisions (Section 11.H) applicable to the eastern perimeter of Parcel M4.
Current Zoning District: Bridgewater PUD
Referral Date to APC: January 14, 2013
APC Public Hearing: February 4, 2013
APC Recommendation: February 19, 2013
Adoption Consideration: March 11, 2013
Exhibits:
1. Staff Report
2. APC Certification
3. Site Location Map and Landscape Buffer

Prepared By: Sarah L. Reed, AICP

Petition History

This petition was introduced at the January 14, 2013 City Council meeting and received a public hearing at the February 4, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the February 19, 2013 APC meeting.

Procedural

- Amendments to an existing PUD District are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission held a public hearing on February 4, 2013 and issued a favorable recommendation (9-0) to the City Council in support of the proposed rezone request at its February 19, 2013 meeting.
- Notification of the February 19, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its March 11, 2013 meeting.

Project Overview

Project Location

The subject property is approximately 9.44 acres in size and is located at the northeast corner of 146th Street and Carey Road, within the commercial area of the Bridgewater PUD (the "Property").

Project Description

The proposal is to amend the Bridgewater PUD to replace the landscape buffer provisions (Section 11.H) applicable to the eastern perimeter of Parcel M4. The amendment will allow for the preservation of existing trees, and require additional new trees and shrubs, and a masonry wall. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the northeast corner of 146th Street and Carey Road (the "Bridgewater Center") as "Local Commercial". The Comprehensive Plan suggests effective buffering between commercial uses and adjacent residential uses and preventing commercial uses from encroaching into residential areas. The Proposal is for the enhancement of the buffer between the commercial area and the adjacent residential uses.

2. Current conditions and the character of current structures and uses.

The Property is vacant, but is platted for commercial development.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that local commercial development is appropriate in this area of the community. This area is platted for commercial development. However, the Proposal is for a landscape buffer, not for a particular use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. However, the Proposal is for a landscape buffer, not for a particular development project.

Recommendations/Actions

- Economic and Community Development Department [February 19, 2013]
The Westfield Economic and Community Development Staff reported to the APC that the proposed Bridgewater PUD amendment is in good form. Staff recommended that the proposal be forwarded to the City Council with a favorable recommendation.
- Advisory Plan Commission [February 19, 2013]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 9-0).
- City Council
 - Introduction: [January 14, 2013]
 - Eligible for Adoption: [March 11, 2013]

Submitted by: Sarah L. Reed, AICP, *Associate Planner*